

046.0

0003

0020.B

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
852,800 / 852,800
852,800 / 852,800
852,800 / 852,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
111		MEDFORD ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BLACK ANGELO A	
Owner 2: ACETO-BLACK THERESA J	
Owner 3:	

Street 1: 111 MEDFORD ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: BLACK ANGELO A -
Owner 2: ACETO-BLACK THERESA J -
Street 1: 111 MEDFORD ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .093 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1902, having primarily Asbestos Exterior and 2069 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
4/30/2015 427 Redo Bat 5,000
9/29/2011 1213 Porch 20,000 C

ACTIVITY INFORMATION
12/4/2018 MEAS&NOTICE HS Hanne S
5/5/2009 Measured 189 PATRIOT
2/9/2005 Info Fm Plan BR B Rossignol
2/9/2005 Info Fm Plan BR B Rossignol
3/8/2000 Measured 263 PATRIOT

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt % Spec J Fact Use Value Notes
Code Fact Price Units Type
104 Two Family 4043 Sq. Ft. Site 0 80. 1.14 1 Med. Tr -10 Easemen -5 370,242

IN PROCESS APPRAISAL SUMMARY
Use Code Land Size Building Value Yard Items Land Value Total Value
104 4043.000 482,600 370,200 852,800
Total Card 0.093 482,600 370,200 852,800
Total Parcel 0.093 482,600 370,200 852,800
Source: Market Adj Cost Total Value per SQ unit /Card: 412.28 /Parcel: 412.28
Entered Lot Size Total Land: Land Unit Type:

Parcel ID
046.0-0003-0020.B

!3910!
PRINT
Date 12/29/21
Time 23:46:45
LAST REV
Date 07/12/19
Time 11:19:17
apro
3910
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

SALES INFORMATION
TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLACK ANGELO A	41757-433		1/6/2004	Family	1	No	No		
WRIGHT CLARENCE	26916-322		12/18/1996		176,999	No	No	Y	

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Parcel ID
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Total AC/HA: 0.09281 Total SF/SM: 4043 Parcel LUC: 104 Two Family Prime NB Desc: ARLINGTON

Total: 370,242 Spl Credit: 370,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - ArchiveProArling apro 2023

Total Card / Total Parcel 852,800 / 852,800

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 13 - Multi-Garden	2	Rating: Good																
Sty Ht: 2A - 2 Sty +Attic		A Bath:	Rating:															
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:															
Foundation: 3 - BrickorStone		A 3QBth:	Rating:															
Frame: 1 - Wood		1/2 Bath:	Rating:															
Prime Wall: 5 - Asbestos		A HBth:	Rating:															
Sec Wall:	%	OthrFix:	Rating:															
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID												
Roof Cover: 1 - Asphalt Shgl		Kits: 2	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 2										
Color: GREEN		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O											
View / Desir:		Frl:	Rating:			Other												
GENERAL INFORMATION				WSFlue:	Rating:	Upper												
Grade: C - Average						Lvl 2												
Year Blt: 1902	Eff Yr Blt:	Location:			Lvl 1													
Alt LUC:	Alt %:	Total Units:			Lower													
Jurisdct: G16	Fact: .	Floor:																
Const Mod:		% Own:																
Lump Sum Adj:		Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD		Phys Cond: GD - Good	18. %	Exterior:		No Unit	RMS	BRS	FL									
Prim Int Wal: 2 - Plaster		Functional:	%	Interior:		2	5	2										
Sec Int Wall:	%	Economic:	%	Additions:														
Partition: T - Typical		Special:	%	Kitchen:														
Prim Floors: 3 - Hardwood		Override:	%	Baths:														
Sec Floors:	%			Plumbing:														
Bsmnt Flr: 12 - Concrete				Electric:														
Subfloor:				Heating:														
Bsmnt Gar:				General:														
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 1 - Forced H/Air																		
# Heat Sys: 2																		
% Heated: 100	% AC:																	
Solar HW: NO	Central Vac: NO																	
% Com Wal	% Sprinkled																	
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:									
SPEC FEATURES/YARD ITEMS								PARCEL ID 046-0-0003-0020.B				IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:					Total Special Features:								Total:				